

STAFF REPORT
JUNCTION CITY PLANNING COMMISSION
PRELIMINARY PARTITION (MP-14-01), 325 E 1ST AVE

Agenda Item 5a

Application Received: April 15, 2014

Application Complete: May 7, 2014

Staff Report Date: June 5, 2014

Revised Staff Report Date: June 14, 2014

Planning Commission: June 17, 2014

File #: MP-14-01

Referrals:

- City Administrator
- Public Works Director
- City Recorder
- Police Chief
- Building Official
- Fire District
- Junction City Water Control District
- Lane County Land Management
- Lane Council of Governments
- Lane County Surveyor
- Verizon
- EPUD
- Century Link
- Comcast
- Pacific Power & Light Co.
- Northwest Natural Gas
- Lane Transit District
- MCI
- Union Pacific RR/Pacific & Willamette RR
- BNSF Railway

BASIC DATA

Property Owner: John Strasheim
G & L Holdings, LLC
PO Box 455
Junction City, OR 97448

Surveyor: Jonathan Oakes
PO Box 2527
Eugene, OR 97402

Assessors Map and Tax Lot: 16-04-05-00 Tax Lot 00102

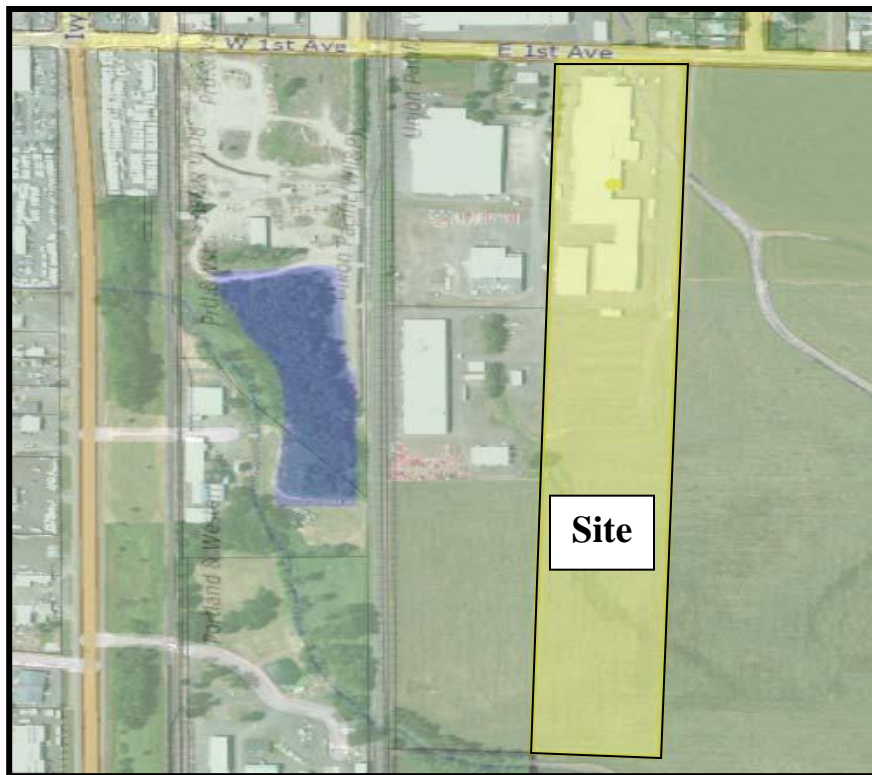
Area: 27.2 Acres

Plan Designation: Industrial

Zoning: M1 (Light Industrial)

REQUEST

The applicant is requesting a Preliminary Partition to divide an existing lot into two lots in order to construct a food processing/packaging facility.



BACKGROUND

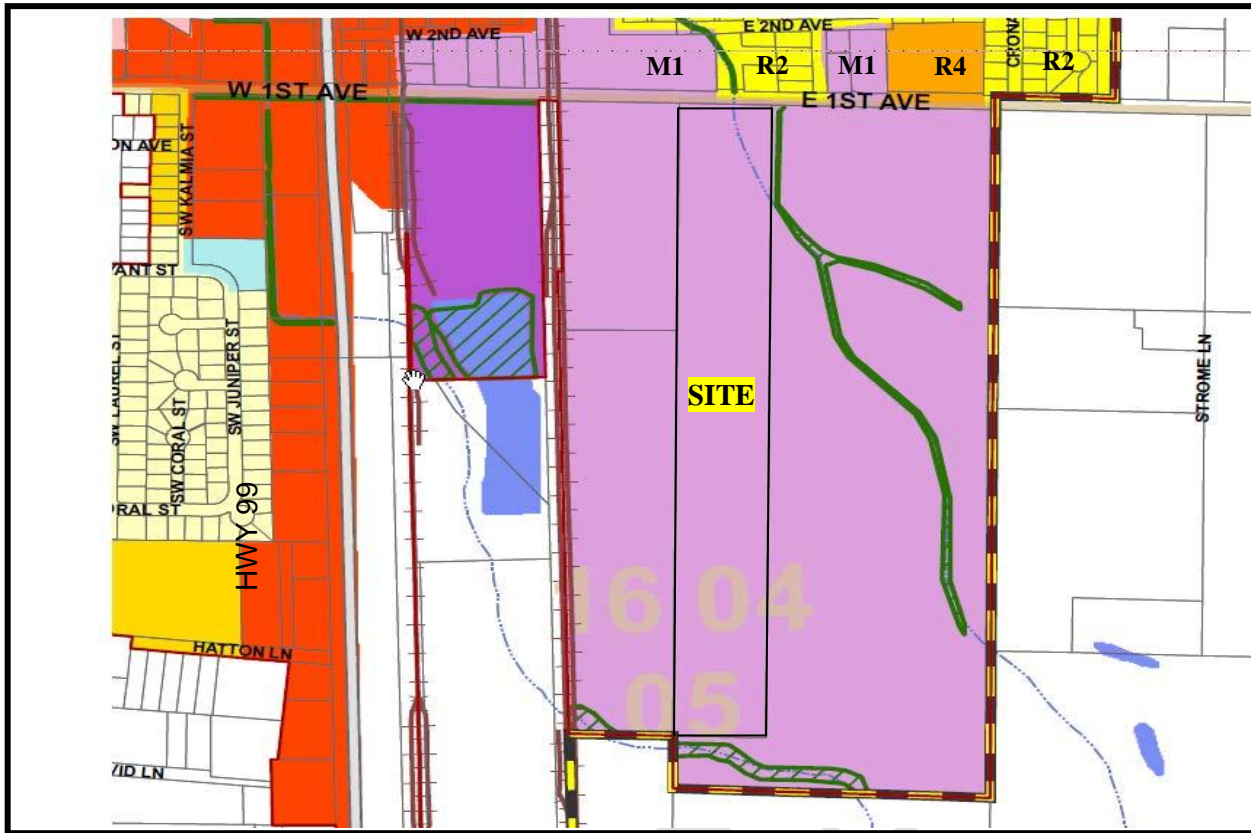
The Junction City Comprehensive Plan Map designates the property as Industrial. The property is zoned M1 (Light Industrial). There is one (1) building located on the north end of the property. The property is located east of the intersection at Highway 99S and East 1st Avenue, and on the south side of the street.

The proposed partition would create two (2) lots, parcel 1 would be 8.5 acres and contain the existing building and parcel 2 would be 18.8 acres of undeveloped land. The subject property fronts E 1st Avenue on the north property line (384.5 feet). The existing building takes access off E 1st Ave. The proposed parcel 2 would have 60-feet of frontage on E 1st Avenue for access.

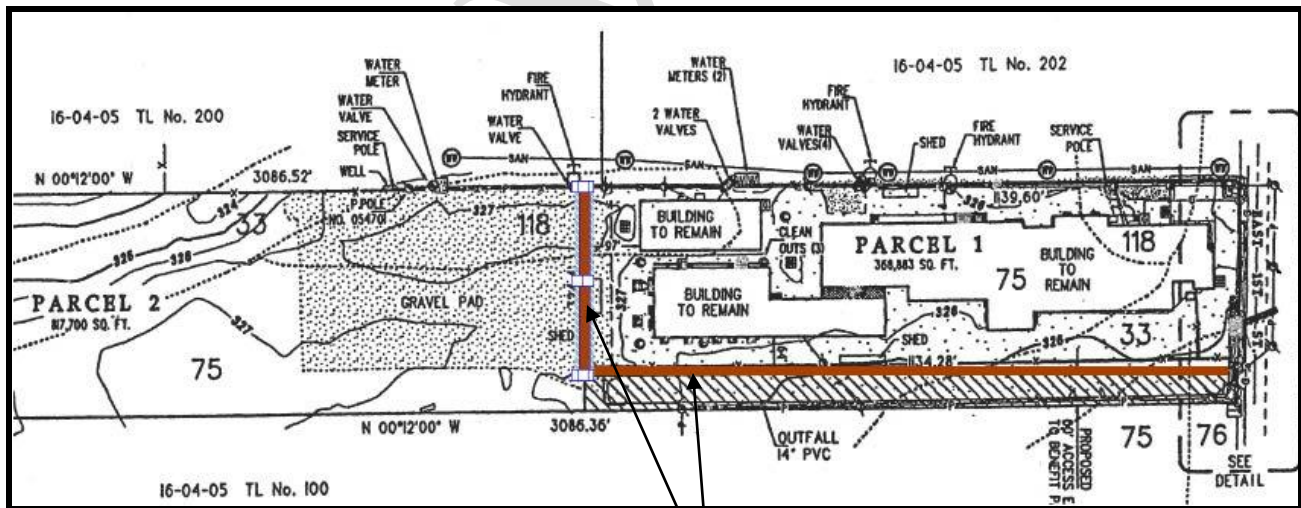
Abutting properties to the south, east and west are zoned M1 (Light Industrial), to the north there is a mix of zoning districts including M1, R2 (Duplex Residential) and R4 (Multi-Structural Residential). Properties to the east are developed with industrial uses and properties to the south and west are vacant. Properties to the north are developed with a mix of industrial and residential uses.

A Minor Partition land use action is a Type II process requiring a decision by the Planning Commission. Noticing in the form of a Request for Comment was mailed to surrounding property owners. Written comment for inclusion in the staff report was due by 5:00 p.m., Friday, June 6, 2014. No comments were received.

Junction City Zoning District Map

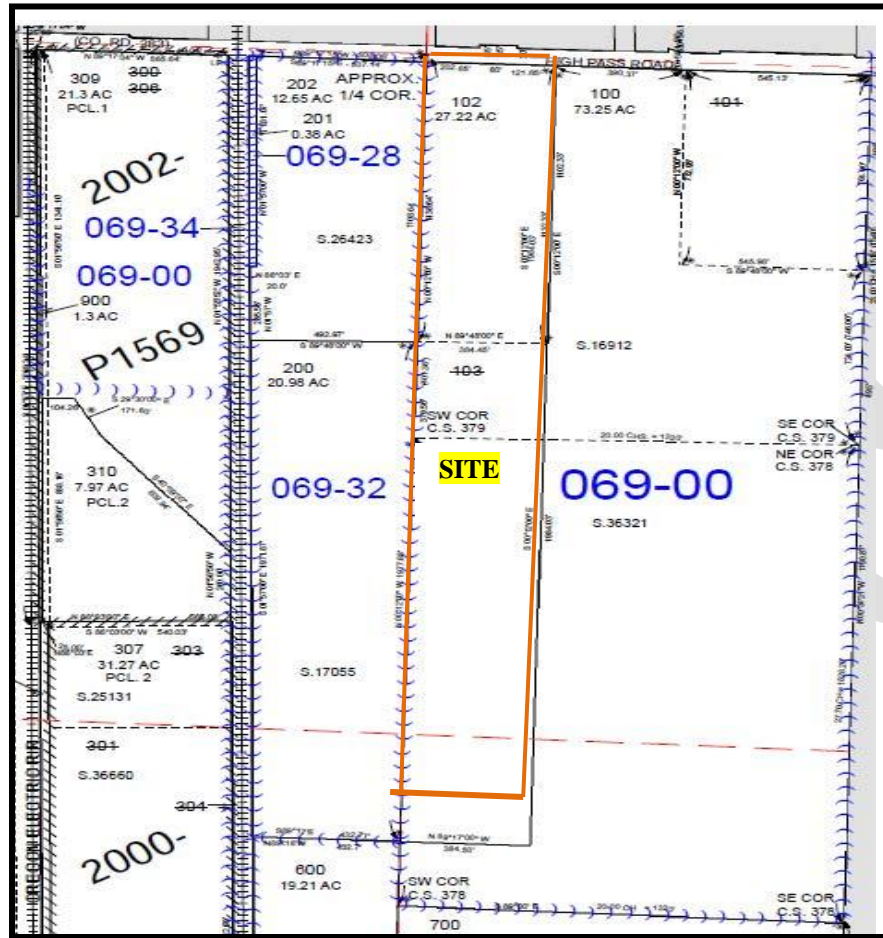


Tentative Plat Map



Proposed Partition Lines

Assessor's Map



AUTHORIZATION FOR APPROVAL

Preliminary Partition

Section 16.05.030(D)(2) of the Junction City Municipal Code states that the Planning Commission shall approve the plan or ask for further information from the partitioner. Approval of the plan must include affirmative findings. These findings are listed in the proposed Final Order.

REFERRAL REQUESTS FOR AGENCY COMMENTS

Referrals were sent to the agencies referenced on page 1 of this staff report. Comments were received from the following:

- Lane County Transportation
- Junction City Building Official
- Lane Transit District
- Lane County Surveyor's Office

Comments received are included in this Staff Report as Exhibit III. The attached agency comments are intended as an advisory to the applicant. It is the applicant's responsibility to comply with agency conditions attached to this staff report.

REQUEST FOR COMMENTS

On May 23, 2014, a Request for Comments Notice was sent to property owners and occupants within 300-feet of the subject property regarding the preliminary partition. No comments were received.

STAFF RECOMMENDATION

Based on the findings and conditions stated in the proposed Final Order (MP-14-01) staff recommends conditional approval of the Preliminary Minor Partition request.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

16.05.030 (D)(3) Preliminary Partition

According to Section 16.05.030 (D)(3) of the Junction City Municipal Code, Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

Planning Commission Possible Options:

Approve Preliminary Partition with the recommended conditions based on findings in the Proposed Final Order (MP-14-01).

- a. Approve the Preliminary Partition with changes to the conditions of approval and/or changes to the findings in the Proposed Final Order (MP-14-01).
- b. Deny the Preliminary Partition with findings supporting the denial.
- d. Continue the discussion of the proposed Preliminary Partition if more information is needed.

EXHIBITS

- I. Proposed Partition Plat Map
- II. Application packet
- III. Referral Comments
- IV. Request for Comments
- V. Proposed Final Order Preliminary Partition (MP-14-01)